



**Board of Commissioners of Cook County  
Zoning and Building Committee Minutes**

**Wednesday, December 16, 2015**

**10:00 AM Cook County Building, Board Room, Rm. 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

**PUBLIC TESTIMONY**

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in Accordance with Cook County Code.

1. George Blakemore, concerned citizens

**16-0551**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/18/2015

**A motion was made by Commissioner Sims, seconded by Commissioner Suffredin, that this Committee Minutes be approved. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

**SPECIAL USE**

**16-0068**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 15-07

**Township:** Lemont

**County District:** 17

**Property Address:** 56 Brookside Drive, Lemont, Illinois

**Property Description:** The Subject Property consists of approximately 1.3 acres, located on the west side of Brookside Drive approximately 445 feet north of 115th Street.

**Owner:** Lancelot Bohne, 7500 W. Imperial Drive, Bridgeview, Illinois

**Agent/Attorney:** John J. George, Schuyler, Roche & Crisham, P.C., 180 N. Stetson, Suite 3700, Chicago, Illinois

**Current Zoning:** R-4 Residential District

**Intended use:** Applicant seeks to construct a new single family home with a detached garage and a pool, on a property designated as environmentally sensitive area, according to the Cook County Comprehensive Land Use Policy.

**Recommendation:** ZBA Recommendation is of Approval.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

**16-0012**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** SU 15-05

**Township:** Palatine

**County District:** 14

**Property Address:** 1521 N. Rand Rd., Palatine

**Property Description:** The Subject Property consists of approximately .78 acres, located on the North side of Rand Road approximately 650 feet Northwest along Rand Road of Interstate 290.

**Owner:** Mario Gambino/Swaminarayan Satsang Mandal of Chicago, 5805 N. Corona Drive, Palatine, Illinois

**Agent/Attorney:** Nicholas Ftikas, Law Offices of Samuel V.P. Banks, 221 N. LaSalle, 28th Floor, Chicago, Illinois

**Current Zoning:** C-4 General Commercial District

**Intended use:** The applicant seeks a Special Use for Unique Use for a construction of a temple of Hindu religion and living quarters for the priest.

**Recommendation:** ZBA Recommendation is of Approval

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/6/2015, 7/1/2015 and 9/2/ 2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

**VARIATIONS**

**16-0013**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-20

**Township:** Lyons

**County District:** 17

**Property Address:** 6320 Willow Springs Road, LaGrange, Illinois

**Property Description:** The Subject Property consists of .05 acres located on the west side of Willow Springs Road approximately, 208.08 feet south of 63rd. Street.

**Owner:** R & B Scapardine, 6320 Willow Springs Road, LaGrange, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce left interior side yard setback from 15 feet to 8 feet 2 ¾ inches for a proposed detached garage and (2) reduce right interior side yard setback from 15 feet to 1.83 feet for an existing detached shed.

**Recommendation:** ZBA Recommendation is that the application as amended be granted a one year extension of time.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

**16-0014**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-53

**Township:** Schaumburg

**County District:** 15

**Property Address:** 1444 Myrtle Park Street, Schaumburg, Illinois

**Property Description:** The Subject Property consists of approximately 0.30 acres, located on the west side of Myrtle Park Street approximately 150 feet north of Morse Avenue.

**Owner:** Wieslaw Labaj, 1031 Spring Cove Drive, Schaumburg, Illinois

**Agent/Attorney:** Robert Ryczek, Jack Oblaza & Associates, 3114 N. Harding Avenue, Chicago, Illinois

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to reduce the lot area from the minimum required 40,000 square feet to an existing 13,260 square feet. This variance is sought in order to construct a single family residential dwelling on the subject property.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 11/18/2015

Zoning Board Recommendation date: 11/18/2015

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

**16-0015**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-55

**Township:** Lemont

**County District:** 17

**Property Address:** 14831 West 131st Street, Lemont, Illinois

**Property Description:** The Subject Property consists of approximately 0.36 acres, located on the north side of 131st Street approximately 117 feet west of DiVinci Avenue.

**Owner:** Wojciech Guzy, 202 Kazwell Street, Willow Springs, Illinois

**Agent/Attorney:** Bartlomiej Kalata, 915 W. 58th Street, LaGrange, Illinois

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 15,699 square feet and (2) reduce the lot width from the minimum required 150' to an existing 100'. This variance is sought in order to construct a single family residential dwelling on the subject property.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** William & Nancy Uznanski, 12925 Archer Avenue, Lemont, Illinois  
Alan Zatada, 12921 Archer Avenue, Lemont, Illinois

**History:**

Zoning Board Hearing: 11/18/2015

Zoning Board Recommendation date: 11/18/2015

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

**16-0069**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-56

**Township:** Schaumburg

**County District:** 15

**Property Address:** 1512 Myrtle Park Street, Schaumburg, Illinois

**Property Description:** The Subject Property consists of approximately 0.30 acres, located on the west side of Myrtle Park Street approximately 150 feet south of Morse Avenue.

**Owner:** Don & Gianna Guskey, 1512 Myrtle Park Street, Schaumburg, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,270 square feet and (2) reduce the lot width from 150' to an existing 100'. This variance is sought in order to construct a new single family residential dwelling on the subject property.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 11/18/2015

Zoning Board Recommendation date: 11/18/2015

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

## ADJOURNMENT

A motion was made by Commissioner Suffredin, seconded by Commissioner Daley, that this committee was adjourned. The motion carried by the following vote:

**Ayes:** Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, Morrison and Steele (4)

Respectfully submitted,



Chairman



Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>